

OFFICE BUILDING FOR
LEASE

OFFICE BUILDING NEAR MEDICAL CENTER

4415 CENTERVIEW DR
SAN ANTONIO, TX 78228



KRISTIN SCHMIDT

830.358.7804

kristin@ncgcre.com

373 S. SEGUIN AVENUE | NEW BRAUNFELS, TX 78130 | [HTTPS:NCGCRE.COM](https://ncgcre.com)

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PROPERTY DESCRIPTION

Great opportunity to lease a well-maintained office building located in a dense infill area with immediate access to Loop 410 and is in close proximity to the South Texas Medical Center, USAA and I-10. Property has a large open floor plan with 9 offices, large break room, bathrooms and a conference room.

PROPERTY HIGHLIGHTS



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	
Lot Size:	1.18 Acres
Building Size:	13,330 SF

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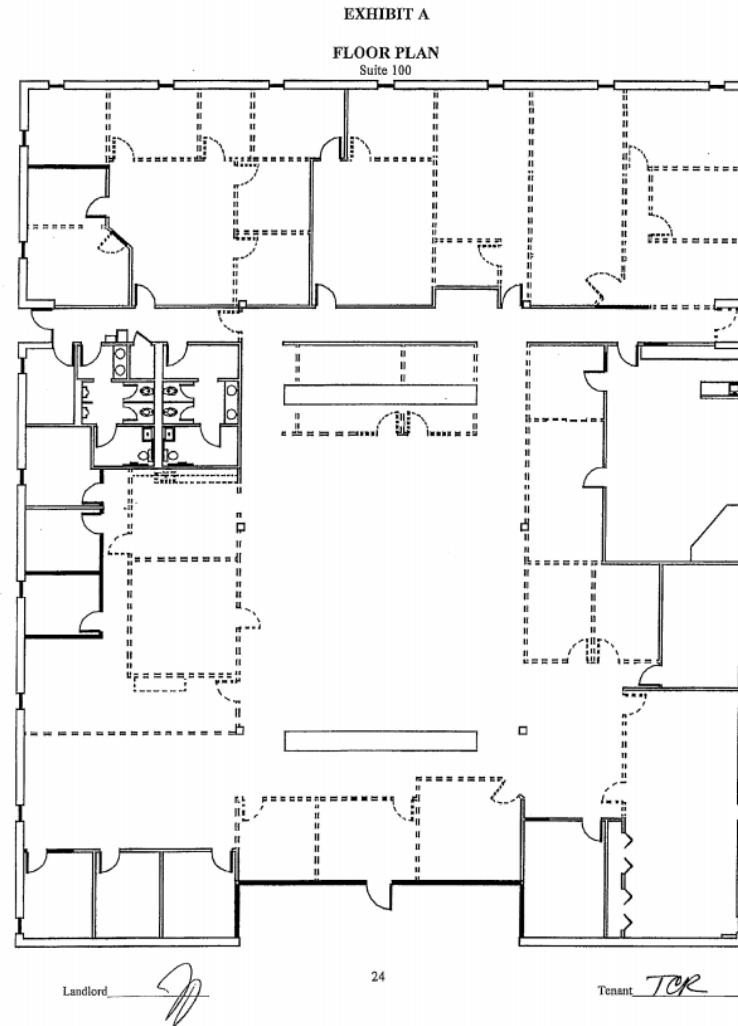
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FLOOR PLAN

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REGIONAL MAP

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LOCATION MAP

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AERIAL MAP

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San Antonio is commonly known as “the heart of Texas.” Its geographic pin in the American Southwest and South-Central Texas contribute to some of its most valued assets. It serves as the seat of Bexar County and the bank for the San Antonio River. With the Edwards Plateau to the northwest and the Gulf Coastal Plains to the southeast, the city’s terrain is dotted with oak trees, mesquite, and cacti, which thrive under the clear and partly cloudy skies that prevail more than 60 percent of the time. San Antonio has characteristics of other western urban centers in that it has sparsely populated areas and a low-density rate outside of the city.

With nearly 300 years as a city, it is without question that hints of San Antonio’s antiquity seep into its current position as a modern frontier. The evolution of the City as a Spanish trading post into a diverse, multi-sector economy exhibit the City’s capacity to embrace, adapt and succeed in a global environment that continues to advance and expand.

San Antonio’s powerhouse employers support a healthy and diverse economy – a blend of well-established financial services, rapidly growing biomedical and biotech sectors, a booming new energy sphere, a flourishing IT and cybersecurity field and a robust manufacturing sector that produces everything from aircrafts to Toyota trucks. The city’s central location has made it the hub for economies in the South-Central Texas region and Mexico.

San Antonio is the ideal environment for businesses of all sizes. Whether you’re beginning your story, growing your footprint or continuing a thriving enterprise, San Antonio can help cultivate an atmosphere of progress and growth. Not only does the city boast a pro-business environment, decreasing costs through incentives and industrial policies, but San Antonio also offers a low-cost utility portfolio including renewable energy options. It maintains a skilled workforce bursting with vitality, built of professionals younger than the U.S. national average age. These key factors and so many more have provided uniquely beneficial circumstances for companies to include Petco, Oracle, Microsoft, Medtronic, H-E-B, Whataburger, Toyota Motor Manufacturing Texas and more.

San Antonio is an emerging city of the future, making a global impact in a bold, distinctive and particularly inviting manner. Its historic charm and authentic culture are complemented with the sights and sounds of a vibrant city on the move. From entertainment to education; good weather to good value; simply put, San Antonio is the new frontier to make it happen.

1,511,946

Population

\$48,183

Median Household
Income

\$232,900

Median Home
Value

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the NCG Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the NCG Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the NCG Advisor.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the NCG Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the NCG Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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ADVISOR BIO

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KRISTIN SCHMIDT

Director of Operations

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Direct: 830.358.7804

PROFESSIONAL BACKGROUND

Kristin Schmidt is focused on being an expert in commercial Real Estate. There is true beauty and honor in working the central Texas Hill Country areas.

Before becoming an Advisor, Kristin enjoyed maintaining an entrepreneurial lifestyle. Through her business experiences, she found a passion via Real Estate Investing. She has been involved in real estate since 2015. As a commercial real estate Advisor and the Director of Operations with NCG Commercial Real Estate, she finds true joy in providing excellent work to help create and maintain wealth for her clients and extends her experience and skills to the agents and brokers within the NCG. She holds value in her work and believes in maintaining excellent accuracy to generate quality work for the brokerage as a whole, and for her clients. Her experiences involve many genres of real estate. Her skills with investment properties, passion for retail centers and multifamily investments, market knowledge in a multitude of real estate genres ensure her transaction outcomes, production, and quality of work.

She was born and raised in a military family. As a daughter to a marine, she gained the outstanding skills in organization, precision, communication and adaptability. She happily fulfills many roles; wife, mother, daughter, sister, and will be happy to be your Commercial Real Estate Advisor.

NCG COMMERCIAL REAL ESTATE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AN AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH — INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. ● Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS A SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when the payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.